

PRESENTATION TO SUPPORTERS & RESIDENTS

6th NOVEMBER 2018

BRANDON STADIUM AN UPDATE



CONTENT OF THE PRESENTATION

- A brief summary of the presentation last year
- Chronological summary of events since Oct 2017
- The Planning Process
 - Status of the Local Plan
 - Speculative Planning Application
 - Needs assessment
 - The Neighbourhood Plan
- Conclusions and Recommendations

NATIONAL PLANNING POLICY GUIDELINES

Paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

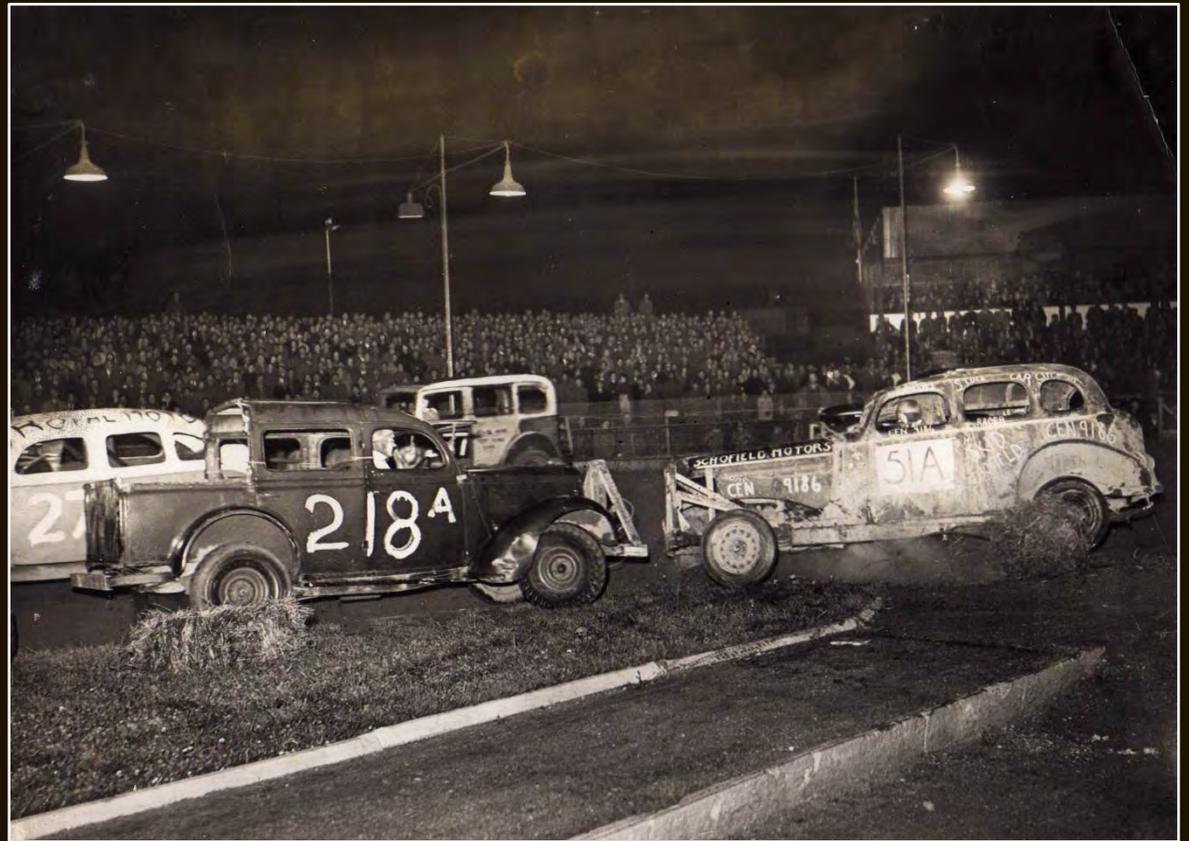
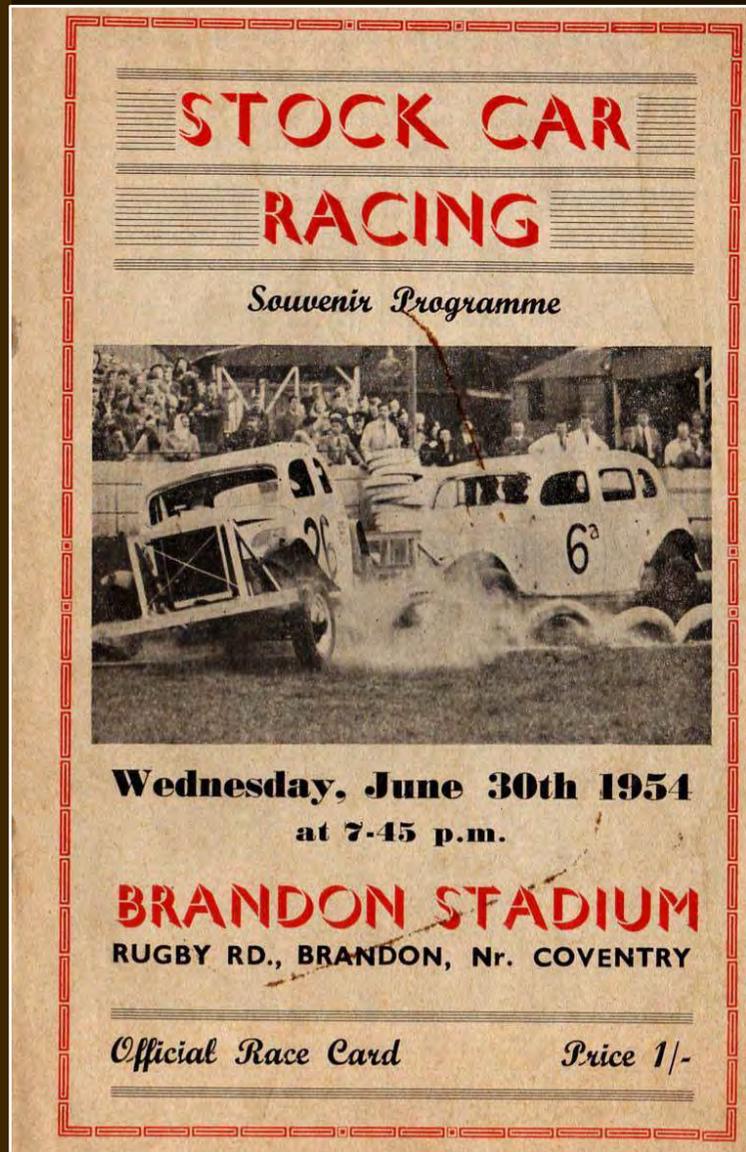
- ▶ An assessment has been undertaken which has already clearly shown the open space, buildings or land to be surplus to requirements; or
- ▶ The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- ▶ The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

BRANDON STADIUM – A POTTED HISTORY



Post-War

BRANDON STADIUM – A POTTED HISTORY



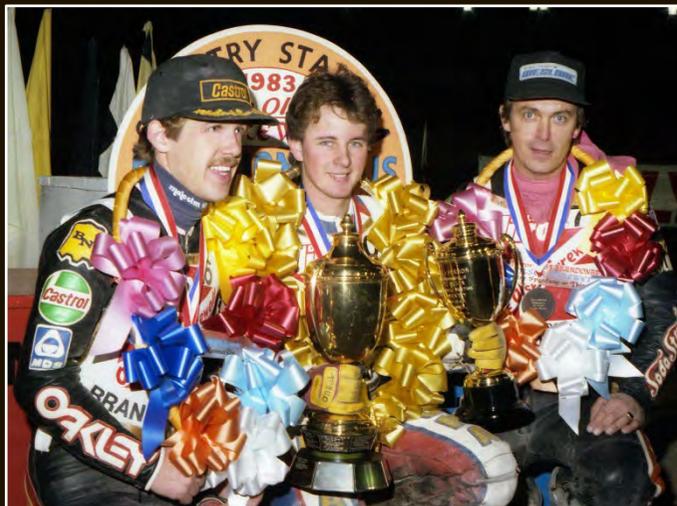
► Stock Cars introduced in 1954

BRANDON STADIUM – A POTTED HISTORY



➤ All of the top meetings staged at Brandon

BRANDON STADIUM – A POTTED HISTORY



➡ All of the top meetings staged at Brandon

BRANDON STADIUM – A POTTED HISTORY



BRANDON STADIUM – A POTTED HISTORY



➡ Stadium sold to Avtar Sandhu in 2002

BRANDON STADIUM – A POTTED HISTORY

➤ 2052 Speedway meetings staged at Brandon

- 150 Pre-war
- 1902 Post-war
- 31 British finals
- 33 Brandonapolis
- 2 World Cup finals
- 3 World Championship Grand Prix
- 21 International meetings

➤ 5 World Champs & 8 British Champs raced for Bees

➤ 508 Stock Car Meetings

- 12 British finals
- 21 World finals

BRANDON ESTATES – WHO ARE THEY?

BETA This is a trial service — your [feedback](#) will help us to improve it.

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Search for a company or officer



INVESTIN BRANDON LIMITED

Follow this company

[File for this company](#)

Company number **08866112**

Overview

Filing history

People

Registered office address

**The Old School House Forshaw Heath Lane, Earlswood, Solihull,
West Midlands, B94 5LH**

Company status

Active

Company type

Private limited Company

Incorporated on

29 January 2014

Accounts

Next accounts made up to **30 January 2017**
due by **30 October 2017**

Confirmation statement

Next statement date **29 January 2018**
due by **12 February 2018**

BRANDON ESTATES – WHO ARE THEY?



MR JOHN GARY DOWNER

Buy report

Watch

ACTIVE 2 Relton Mews, London, SW7 1ET



SUMMARY

COMPANIES

FINANCIALS

CREDIT RISK

RELATED DIRECTORS

[Remove These Ads](#)

Active Directorships	Resigned Directorships	Closed Directorships	Total Directorships
1	32	2	35

About MR JOHN GARY DOWNER

Mr John Gary Downer holds 1 appointment at 1 active company, has resigned from 32 companies and held 2 appointments at 2 dissolved companies. JOHN began their first appointment at the age of 37. Their longest current appointment spans 4 years, 2 months and 1 days at INVESTIN MANAGEMENT (WESTMINSTER) LLP

The combined cash at bank value for all businesses where JOHN holds a current appointment equals £0, a combined total current assets value of £0 with a total current liabilities of £0 and a total es associated with Mr John Gary

THE PLANNING SYSTEM

- Controls ability to develop land
- Most developments require planning permission
- First point of reference is Local Plan
- National Planning Policy
- Principle of development through representations on Local Plan

2014 INVESTIN BRANDON SCHEME – PHASE I & II



- Key:
- Site Boundary
 - Primary Vehicular Gateway
 - Secondary Pedestrian Gateways
 - Potential Pedestrian Links
 - Existing Public Rights of Way
 - Key Boundaries for Enhancement
 - Key Vegetation Structure
 - Existing Development

2014 INVESTIN BRANDON SCHEME – ILLUSTRATIVE LAYOUT

BRANDON STADIUM: INDICATIVE MASTERPLAN

Board 7

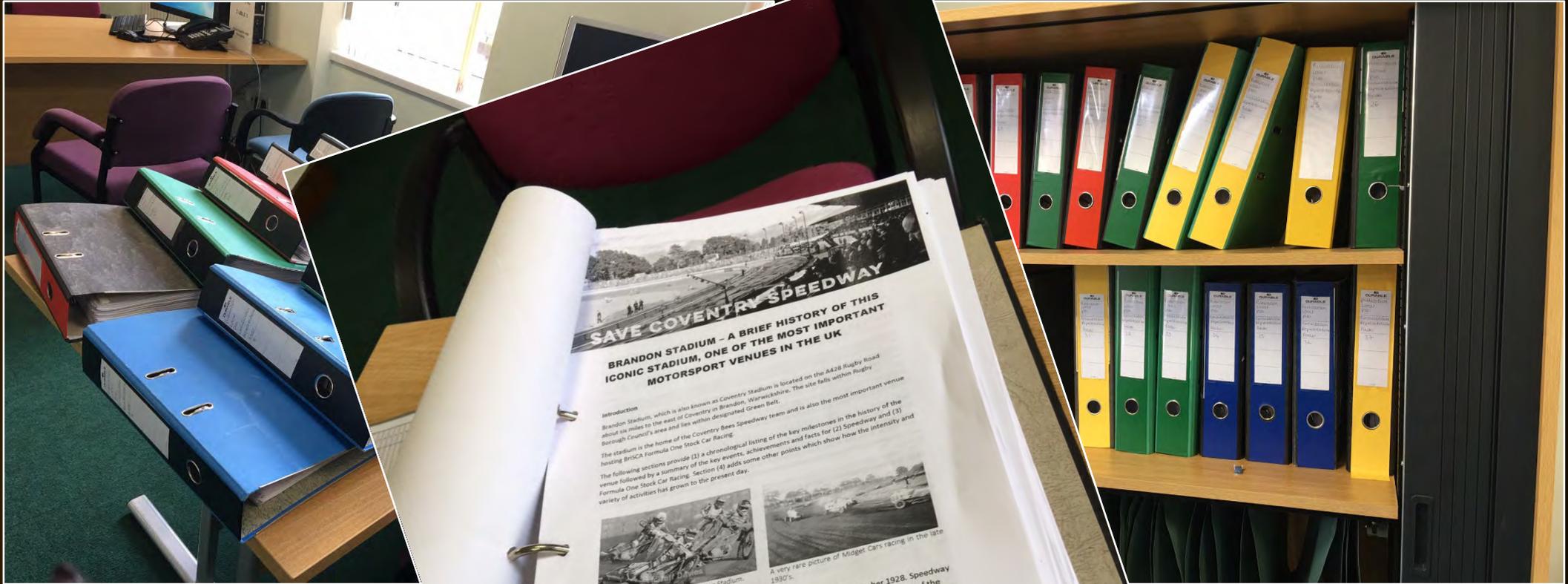


KEY FEATURES - PHASE 1

- A development of approximately 124 dwellings.
- Mostly family homes ranging from 2 to 5 beds, with some flats.
- Affordable housing will be incorporated into the site, the number to be agreed with the Council.
- Approximately 1.98ha of open space including landscape links and local play areas.
- Cycle and pedestrian links.
- Vehicle access from the A428.



PHASE 2



SAVE COVENTRY SPEEDWAY

BRANDON STADIUM - A BRIEF HISTORY OF THIS ICONIC STADIUM, ONE OF THE MOST IMPORTANT MOTORSPORT VENUES IN THE UK

Introduction
Brandon Stadium, which is also known as Coventry Stadium is located on the A428 Rugby Road about six miles to the east of Coventry in Brandon, Warwickshire. The site falls within Rugby Borough Council's area and lies within designated Green Belt.
The stadium is the home of the Coventry Bees Speedway team and is also the most important venue hosting BritSCA Formula One Stock Car Racing.
The following sections provide (1) a chronological listing of the key milestones in the history of the venue followed by a summary of the key events, achievements and facts for (2) Speedway and (3) Formula One Stock Car Racing. Section (4) adds some other points which show how the intensity and variety of activities has grown to the present day.



The Coventry Bees in action at Brandon Stadium.



A very rare picture of Midget Cars racing in the late 1930's.

- 1. Milestones**
- 1928:** Brandon Stadium's inaugural speedway meeting took place on 29 September 1928. Speedway has continued to take place at the stadium ever since apart from a break during the course of the Second World War.
 - 1929:** Coventry City take place in the first Speedway team match-up with West Ham. This marked the start of league racing in Speedway which continued at Brandon until 1936. Coventry Speedway team compete initially in the Southern League 1929-31 and then the National League 1932-33.

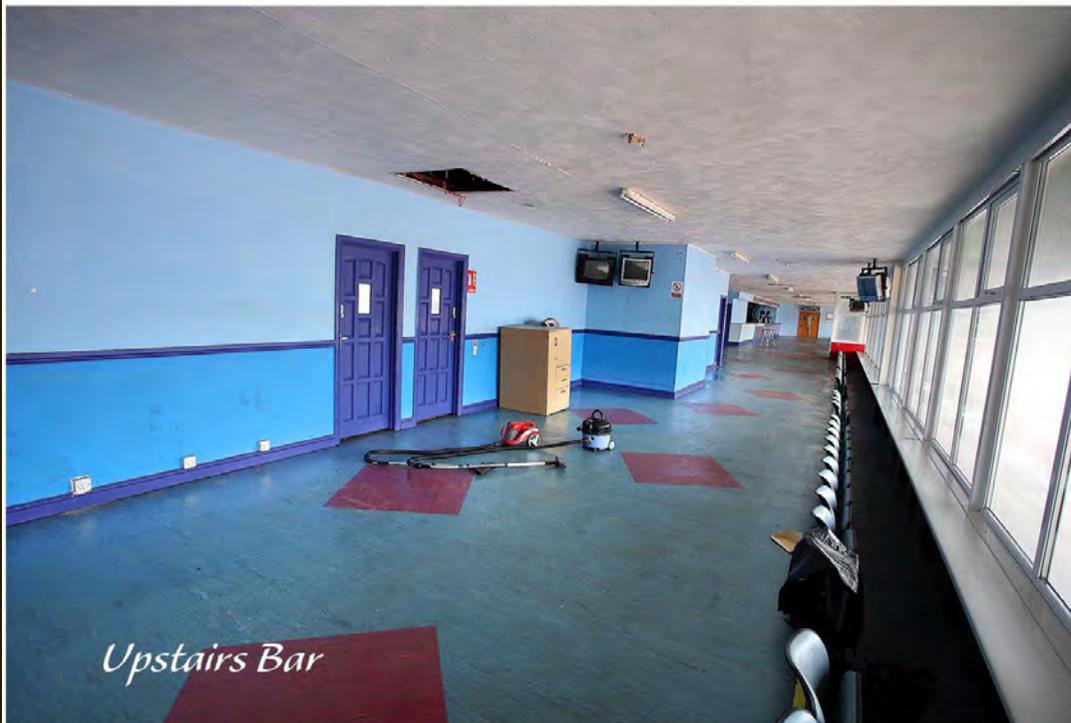
31ST DECEMBER 2016



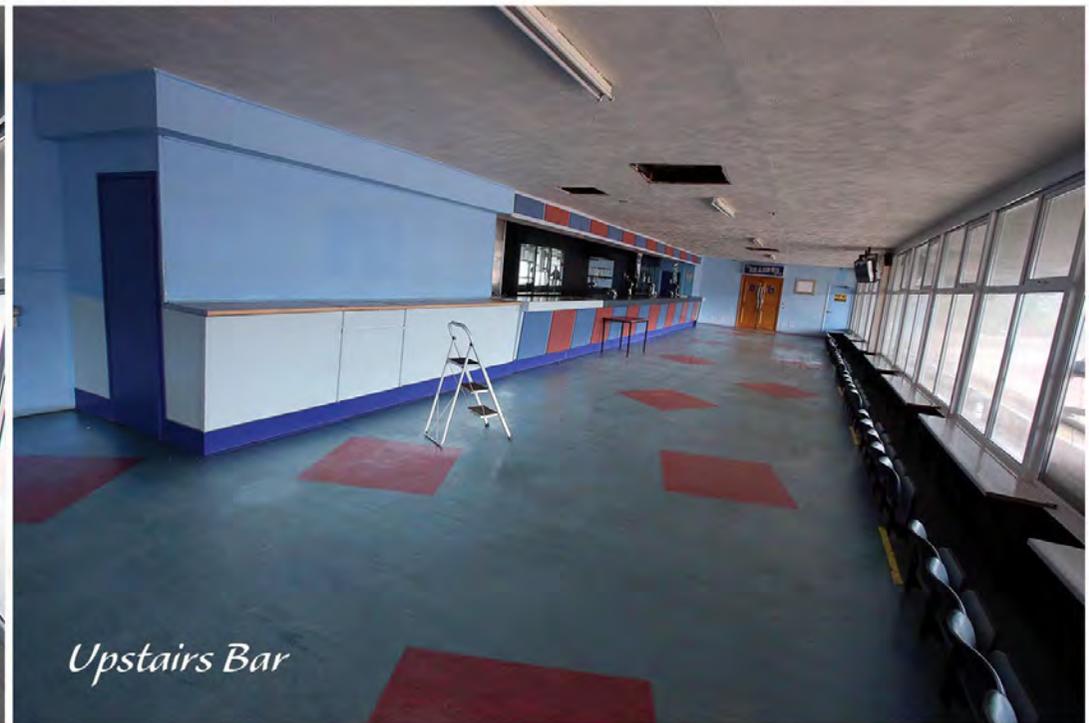
Track Shop



Turnstiles



Upstairs Bar



Upstairs Bar

31ST DECEMBER 2016



31ST DECEMBER 2016



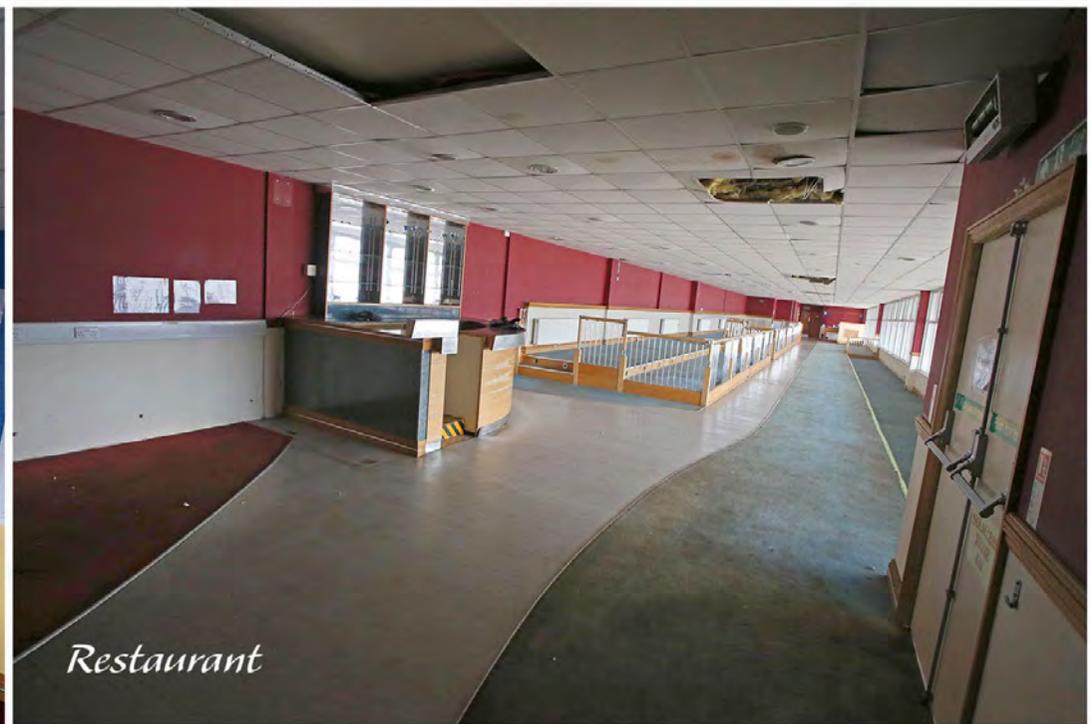
Diamond Lounge



Hospitality Box 1



Hospitality Box 2



Restaurant

31ST DECEMBER 2016



Upstairs Office



Office Reception



Sandhu's Old Office



General Office

31ST DECEMBER 2016



Toilets upstairs



Toilets in main bar



Toilets near Speed Square



Daimond Lounge Toilets

31ST DECEMBER 2016



STADIUM SECURITY 2017



11th JUNE



STADIUM SECURITY 2017



INTERNATIONAL SPEEDWAY RACING

March-October - Fridays at 7.30pm

BANGERS, MINI-STOCKS & V8 HOT STOX

March-October - Saturdays from 6.00pm

Call for details on:
02476 542395

SIGNS EXPRESS
024 7622 3380



BRISCA F1 STOCK CAR RACING

April - November

First Saturday of the month from 6.30pm

Call for details on:
02476 542395

SIGNS EXPRESS
024 7622 3380

13TH SEPTEMBER

STADIUM SECURITY 2017



13TH SEPTEMBER

STADIUM DAMAGE DUE TO LACK OF SECURITY



Reception



Pits Office

13TH SEPTEMBER



Offices



Charles Ochiltree Box

STADIUM DAMAGE DUE TO LACK OF SECURITY

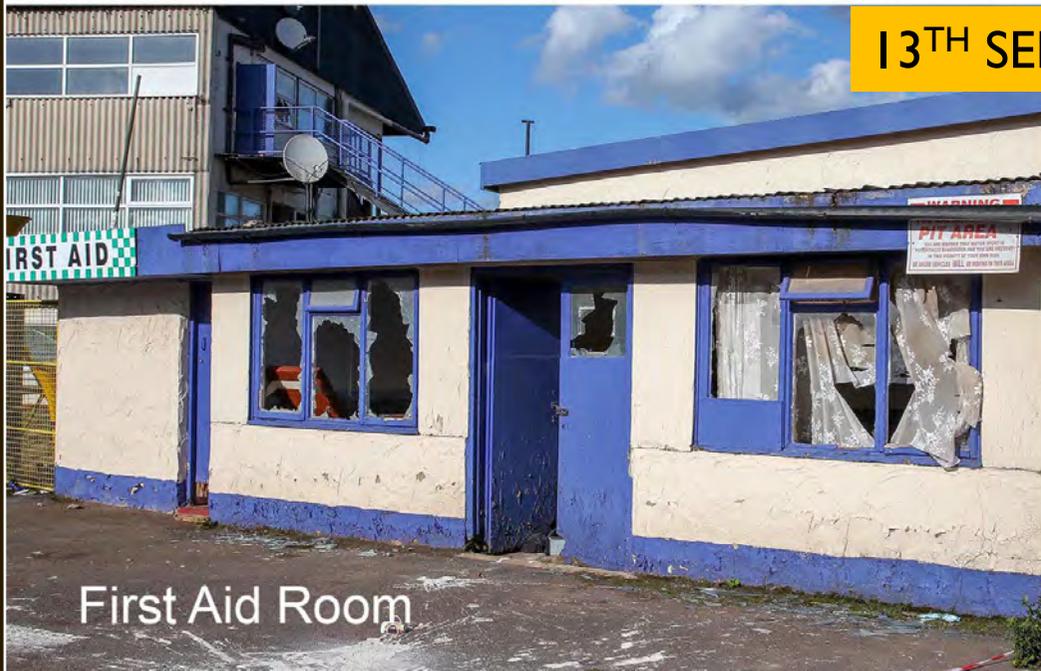


Tote windows



Track Shop

13TH SEPTEMBER



First Aid Room



Rugby Rider Training HQ

STADIUM DAMAGE DUE TO LACK OF SECURITY



Grandstand windows

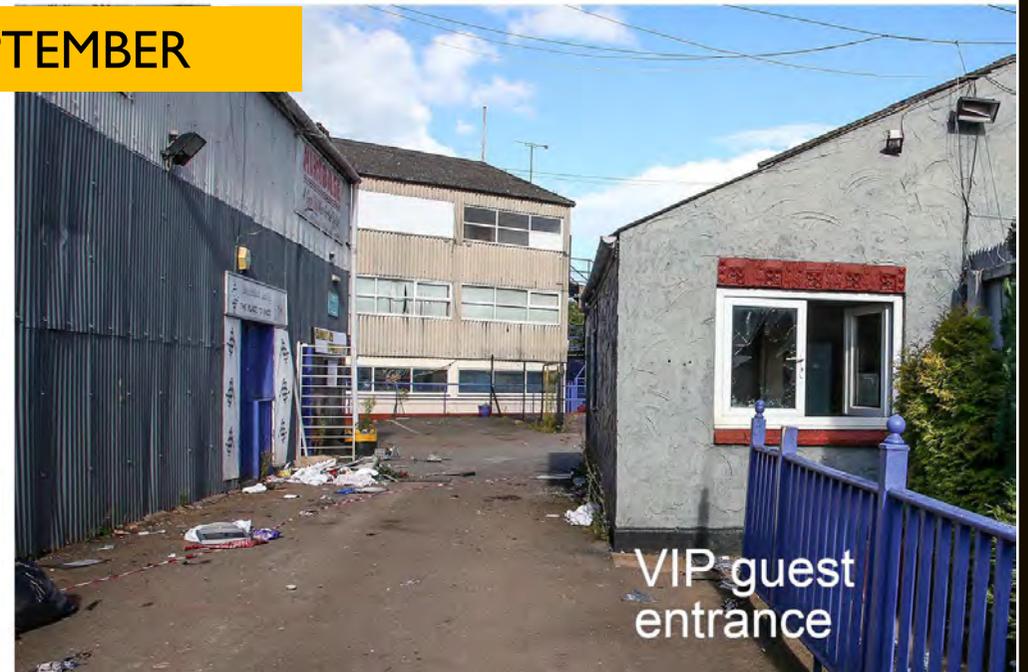


Restaurant windows

13TH SEPTEMBER

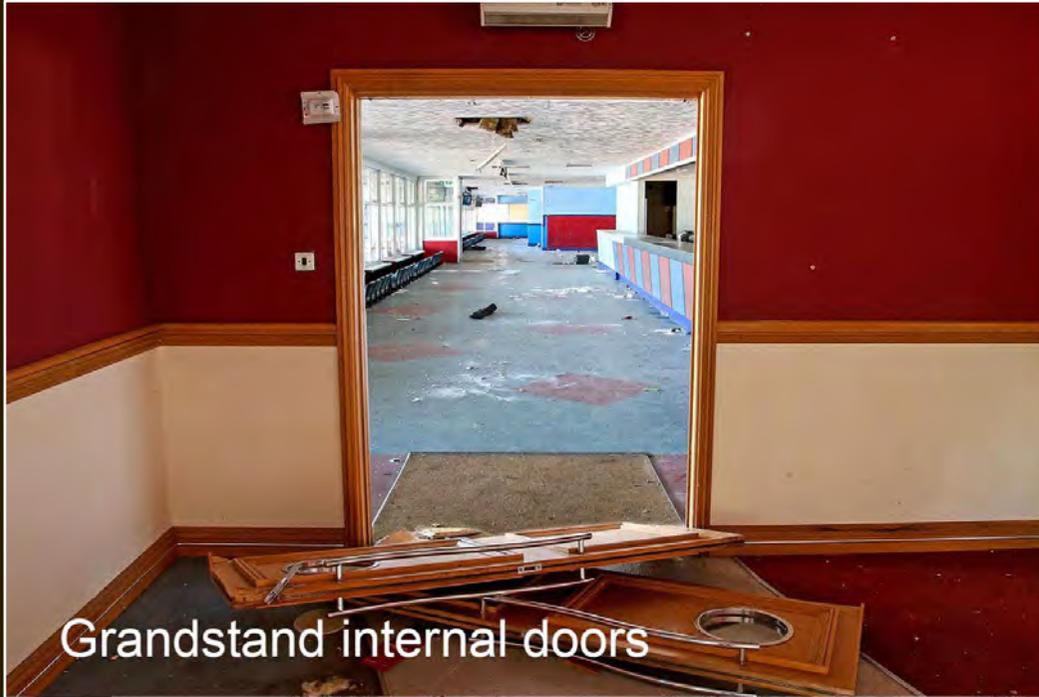


Hospitality box windows



VIP guest entrance

STADIUM DAMAGE DUE TO LACK OF SECURITY

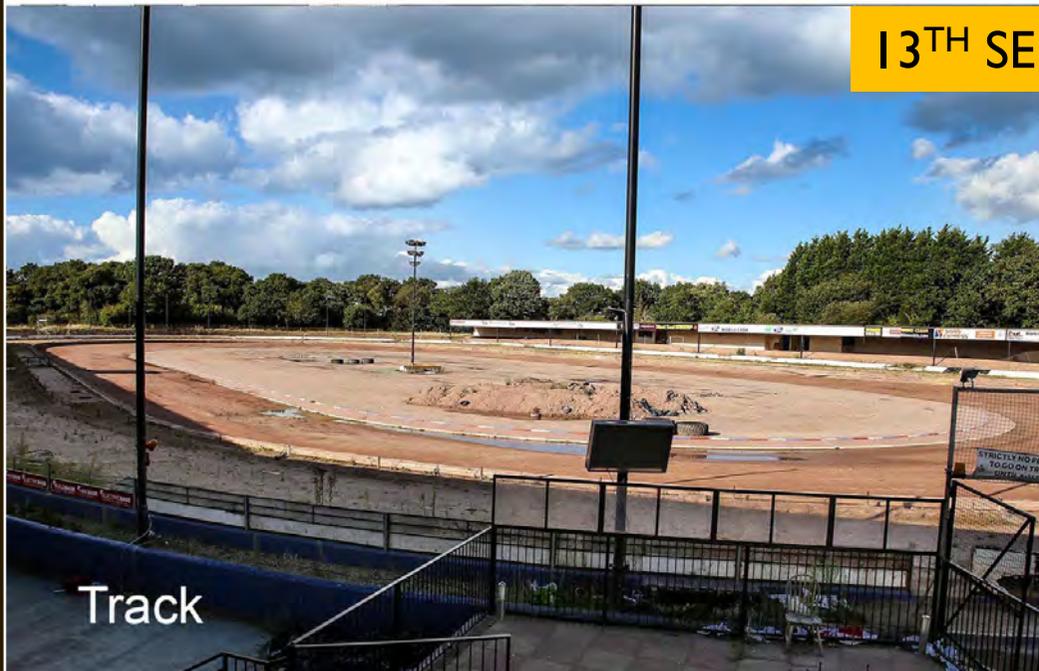


Grandstand internal doors



Understand Bar doors

13TH SEPTEMBER



Track



Motorcycle parking area

15th SEPTEMBER 2017



Police

Please call for: John Pickett
Country Station
Surrey Lane, Brighthelm
Brighton, East Sussex BN1 1DA
Tel: 01323 456789
Fax: 01323 456789
Email: john.pickett@brighthelm.gov.uk

Dear Sirs,

We are writing to you in connection with the above-mentioned premises and the activities taking place there. We are aware that you are holding a licence for the premises and that you are also holding a licence for the premises. We are aware that you are also holding a licence for the premises. We are aware that you are also holding a licence for the premises.

Yours faithfully,
John Pickett
Police Officer

WARNING NOTICE PURSUANT TO SECTION 41 OF THE ANTI-SOCIAL BEHAVIOUR CRIME AND POLICE ACT 2014 COMMUNITY PROTECTION NOTICE

RE: 15/17/18

To: The Owner
of Country Station, Surrey Lane, Brighton, East Sussex, BN1 1DA

Take notice that I, the Officer of the Brighton Borough Council, have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

1. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

2. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

3. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

4. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

5. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

6. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

7. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

8. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

9. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.

10. I have issued this notice to you in connection with the above-mentioned premises. The purpose and use of the premises is not in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act. It is my duty to ensure that the premises are used in accordance with the requirements of the Act.



INTERNATIONAL SPEEDWAY RACE
March-October - Fridays at 7.30pm

MINI-STOCKS & V8 HOT
October - Saturdays from 6.00pm

STADIUM SECURITY 2017



21st SEPTEMBER

STADIUM SECURITY 2017



21st SEPTEMBER

STADIUM SECURITY 2017



21st SEPTEMBER

STADIUM SECURITY 2017



21st SEPTEMBER

STADIUM SECURITY 2017



21st SEPTEMBER



STADIUM SECURITY 2017

NOTICE PURSUANT TO SECTION 43 OF THE ANTI-SOCIAL BEHAVIOUR CRIME AND POLICING ACT 2014 COMMUNITY PROTECTION NOTICE



Reference: 16.09.17

To: The Director(s)
Of: Brandon Estates Limited, Coventry Stadium, Speedway Lane, Brandon, Coventry, CV8 3GJ

THIS IS A FORMAL NOTICE issued by Rugby Borough Council, pursuant to section 43 of the Anti-Social Behaviour Crime and Policing Act 2014

The Council is satisfied that your conduct* is having a detrimental effect on the quality of life of others in the locality insofar as: There is an accumulation of waste and inadequately secured land providing unauthorised access on the land as edged in red on the attached map.

* Note that "conduct" in this instance is defined as including a failure to act, in this case to cease to cause detriment on the quality of life of others in the locality from waste and unauthorised encampments.

* "Conduct" on, or affecting, premises that a person owns, leases, occupies, controls, operates, or maintains, is treated as conduct of that person.

* For the purpose of this Notice, "Land" referred to herein refers to the land delineated red on the attached map, known as Coventry Stadium, Speedway Lane, Brandon, Coventry.

HEREBY REQUIRES YOU as [(one of) the person(s) responsible for the said conduct] the owner and/or occupier/person in control of the land and/or premises, by 08:00 09 October 2017 following the service of this Notice to:

1. Ensure that no waste and / or other unsightly items shall accumulate on the land to such an extent as to be detrimental to the quality of life of others in the locality.
2. Adequately secure the site to secure against access by unauthorised persons or groups, including gypsies and travellers. This includes but is not limited to all access points whether lawfully created or otherwise. This requirement includes the improvement of security measures in relation to the current gated access points, taking into account any legal rights for ingress and egress that effect the land. In particular, known traveller access points shall be physically secured or adapted so far as reasonably practicable to resist unlawful attempts to secure entry with vehicles.
3. All buildings and associated structures within the land and forming what is known as Coventry Stadium must be suitably and sufficiently secured to resist attempts at access by unauthorised persons.
4. Notwithstanding the above requirements, you shall also secure regular monitoring and inspection of the land including all boundaries, access points, buildings and structures. This shall be carried out at a frequency of no less than once every 14 days. Any boundaries that can provide unauthorised access found on inspection must be secured as soon as possible and without delay. A written record of each inspection must be kept and made available to Rugby Borough Council on request.
5. You shall not suffer or permit the premises under your control to deteriorate to the extent that such premises become detrimental to the quality of life of others in the locality, whether by reason of unauthorised access, waste or otherwise.

Dated: 26 September 2017
Rugby Borough Council, Town Hall, Evreux Way, Rugby CV21 2RR
Telephone: (01788) 533533 Email: contactcentre@rugby.gov.uk

Signed:
for Head of Environment & Public Realm

Proud of our past, fit for the future

26th SEPTEMBER

CONTENT OF THE PRESENTATION

- A brief summary of the presentation last year
- Chronological summary of events since Oct 2017
- The Planning Process
 - Status of the Local Plan
 - Speculative Planning Application
 - Needs assessment
 - The Neighbourhood Plan
- Conclusions and Recommendations

CHRONOLOGICAL EVENTS OCT.'17 – NOV. '18



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CHRONOLOGICAL EVENTS OCT.'17 – NOV. '18



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CHRONOLOGICAL EVENTS OCT.'17 – NOV. '18



“The council is satisfied that your conduct is having a detrimental effect on the quality of life of others”

➡ Brandon Estates fail to comply and declare they intend to appeal it in court

CHRONOLOGICAL EVENTS OCT.'17 – NOV. '18



- Public exhibition staged by Brandon Estates
- Campaign Group stage simultaneous exhibition
- Campaign Group issue document challenging many statements in BE's display

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CHRONOLOGICAL EVENTS OCT.'17 – NOV. '18

COVENTRY STADIUM, BRANDON: AERIAL VIEW



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CHRONOLOGICAL EVENTS OCT.'17 – NOV. '18



EVENTS BETWEEN END OCT 2017 – NOV 2018



- Campaign Group go to Westminster
- Mark Pawsey addresses All Party Parliamentary Group, focussing on Brandon Stadium
- 1000 letters hand delivered to residents

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EVENTS BETWEEN END OCT 2017 – NOV 2018



➤ 2 further gypsy incursions

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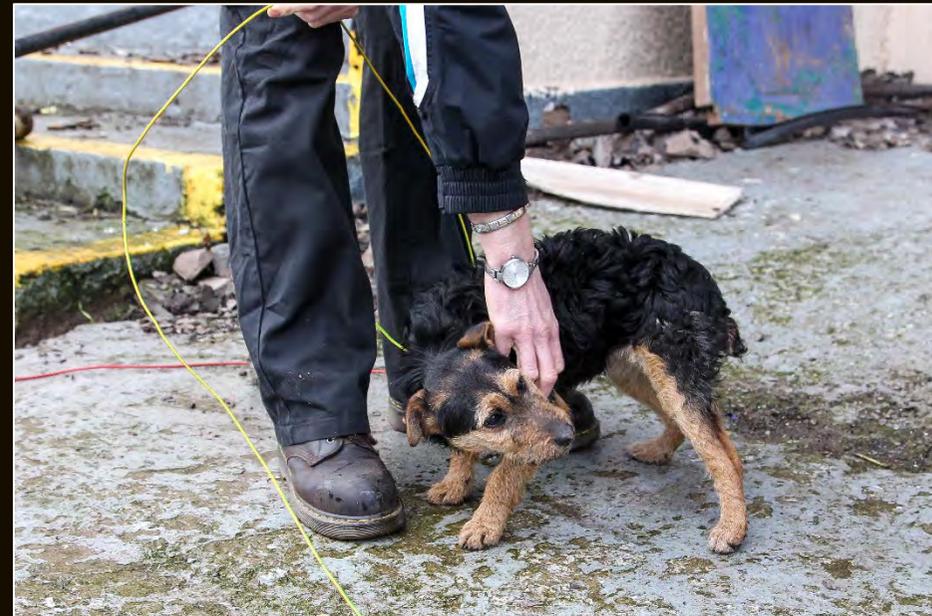
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EVENTS BETWEEN END OCT 2017 – NOV 2018



EVENTS BETWEEN END OCT 2017 – NOV 2018



EVENTS BETWEEN END OCT 2017 – NOV 2018



17th JANUARY



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EVENTS BETWEEN END OCT 2017 – NOV 2018



- ▶ ITV Central broadcast 6 minute feature
- ▶ Mr Horton cleared to run Bees out of Leicester
- ▶ Meetings with Rob Back, Head of Growth & Development and with Brandon & Bretford Parish Council
- ▶ Mail on Sunday journalist Oliver Holt supports the Campaign

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EVENTS BETWEEN END OCT 2017 – NOV 2018

▶ NTS Viability document withheld by Brandon Estates

- Document eventually placed in public domain

▶ Court case regarding Community Protection Notice on 6th February

- Settled out of court with Brandon Estates paying Rugby Council's costs

▶ Second update hand delivered to 1000 homes



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EVENTS BETWEEN END OCT 2017 – NOV 2018



16th FEBRUARY 2018



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EVENTS BETWEEN END OCT 2017 – NOV 2018

2	TRADESMEN / WOMEN VOLUNTEERS																				
3		Electrician	Plumber	Gas Engineer / Heating	Carpenter	Fire Alarms	Welder	Fabricator	Bricklayer	Roofer	Project Manager	Glazing	Plastering	Painter / Decorator	Carpenter / Fencing	Labourer	Groundworks	Shot Blast / Powder Coating	Other		
4	David Parker													x	x						20 The Greenway, Belgrave, Leicester, LE
5	Malcolm Barnes		X	X																	48 Chantry Lane, Necton Swaffham, PE3
6	Andrew Edwards	X																			
7	David O'Halloran						X	X													
8	Andrew Dudley																		X	Plant & Equipment	
9	Keith Walding	X																		Self employed	9 Sheppards Crescent, Towcester NN12 6
10	James Thackra											X								Owns Glazing Co.	
11	Paul Hines											X								Owns Glazing Co.	
12	Dean Redmond	X																		Elec wholesalaer	
13	Nigel Flude				X															Self employed	Flude Contracts, 1 Burnham Road, Whitl
14	Christian Spencer									X							X				Via Jake Harrhy
15	Rob Jones	X																		Director MSE Ltd	
16	Mark Osbourne		X																		
17	Matt Kirk																		X	Chartered Surveyor	139 Wagstaff Lane, Jaksdale, Notts NG10
18	Kay Smith																		X	Tractors and JCB	Speedway Lane, Brandon
19	Karl Roberts	X																			
20	Anthony Milton													X							
21	Martin Sheriden				X																Via Jake Harrhy
22	Nigel Harrhy																		X	Plant & Equipment	
23	Jake Harrhy																		X		
24	John Whalley											X								Owner Nationwide Windows	
25	Steve Aston					X														Fire & security Eng	Rowan House, Tanworth in Arden Solihu
26	Colin Whalley	X																			25 Brownhill Rd Blackburn
27	Nikki Rose																		X	Owner BB Blg & Timber Merchants	
28	Graham Harbud	X	X		X																Global Group, Avro Way, Melksham, SN1
29	Andy Joyce																		X	Mech Maint Engineer	101 Forest Gate anstey Leicester LE7 7FJ
30	Kevin Hammond																		X	Head of Estates, Henley College	
31	Phil Blackmore									X										Vodaphone	
32	Chris Snell												X				X				
33	Dale Bradshaw	X																			
34	Daniel Manby						X	X													

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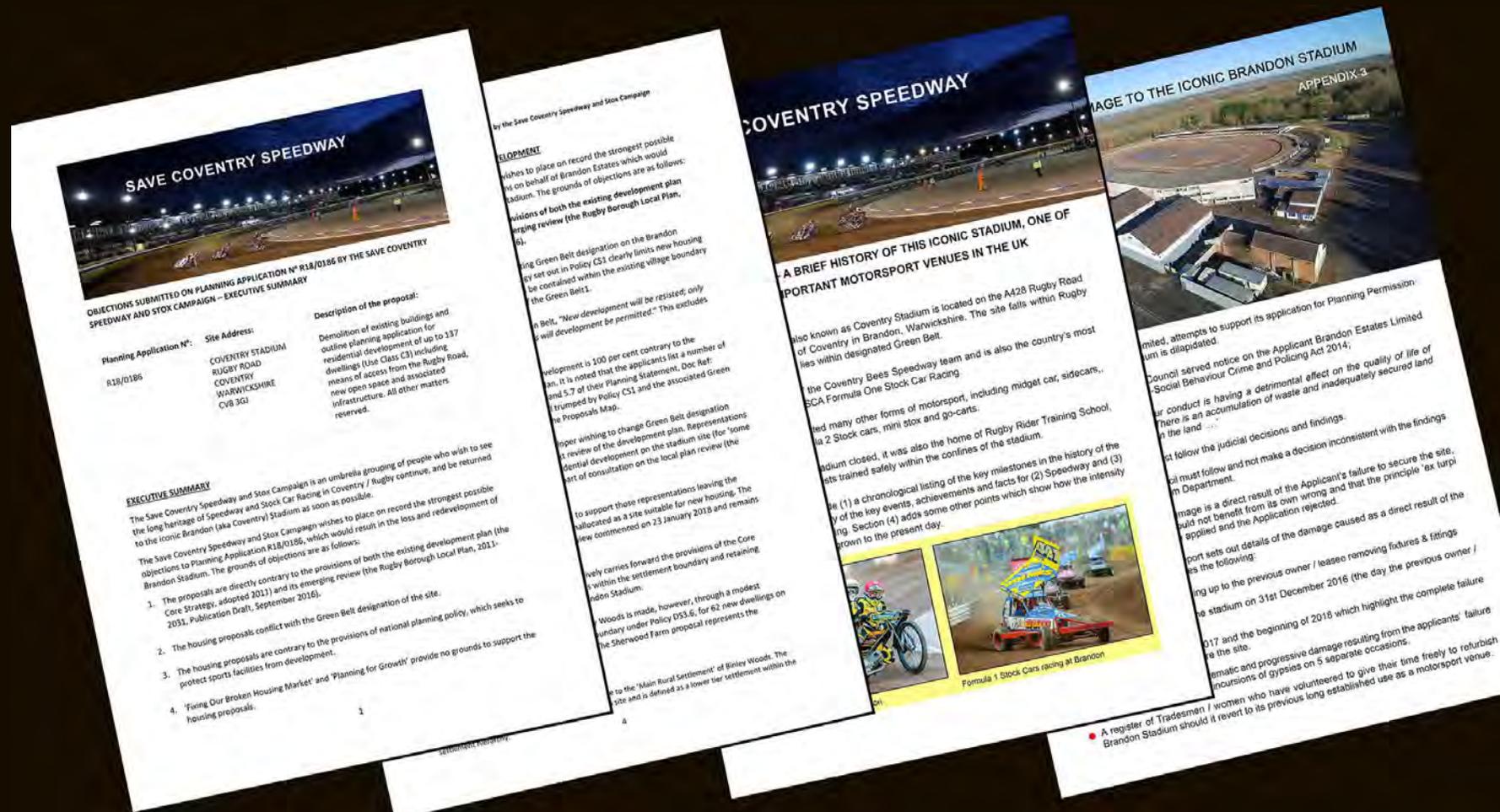
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EVENTS BETWEEN END OCT 2017 – NOV 2018



- Campaign Group response to Planning Application submitted to Rugby Council on 28th February
- BBC Midlands Today feature

EVENTS BETWEEN END OCT 2017 – NOV 2018

- The public respond to the Planning Application
 - 1800 Letters opposing redevelopment
 - 4 letters from Local MP's
 - Letters from 5 Governing Bodies
 - International response
 - Letters from legends of both sports
 - Only 7 Letters support redevelopment

- Sport England submit a revised response

- Campaign Group submit representations for the upcoming Local Plan Hearings

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EVENTS BETWEEN END OCT 2017 – NOV 2018



➤ Meetings with Mark Pawsey and Marcus Jones

- Mr Pawsey offer to write a joint letter

➤ First draft of Brandon & Bretford Parish Council Neighbourhood Plan submitted

- Overwhelming support for Stadium to remain

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EVENTS BETWEEN END OCT 2017 – NOV 2018

- ▶ Letter signed by 11 Members of Parliament sent to Rugby Council
- ▶ Campaign Group attend Local Plan Hearings
- ▶ Site visit by Government Inspector



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EVENTS BETWEEN END OCT 2017 – NOV 2018

- ▶ 'History of Brandon' document sent to all 12 Planning Committee members
- ▶ Government Inspector issues his Interim Report
 - Plan is 'Unsound'
 - Alternative provision, in particular relating to stock car racing

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EVENTS BETWEEN END OCT 2017 – NOV 2018



- Save Coventry Speedway & Stox at Motofest
- Meeting with Jim Cunningham (MP for Coventry South)
- Brandon and Bretford Neighbourhood Plan submitted to Rugby Council

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EVENTS BETWEEN END OCT 2017 – NOV 2018

- ▶ Meeting with Councillor Lowe (new Portfolio Holder for Growth and Investment)
- ▶ Representations submitted to Rugby Council regarding Main Modifications to Council Policies (Local Plan)
- ▶ Needs Assessment documents submitted by Brandon Estates submitted to Rugby Council

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THE LOCAL PLAN

▶ Local Plan

- Every local authority responsible for development
- Local Plan has to be submitted to Government
- It should:
 - Set out the vision and framework of future development
 - Be consistent with National Planning Policy Framework
 - Be the first point of reference for planning issues
- The Plan is reviewed every 5 years

▶ Local Plan Hearing

- Took place in April 2018
- Brandon Estates argued that:
 - The ENTIRE site should be redeveloped with up to 300 homes
 - Such a development was ‘not inappropriate within the Green Belt’
 - The site was not viable for Speedway
 - The Inspector was offered a copy of the NTS Viability document

THE LOCAL PLAN

▶ Local Plan Hearing

- Campaign Group argued that the plan was not sound:
 - Rugby Policies do not reflect Government Policy regarding protection for sports facilities.
 - Our representations seeking a strengthening of policies have not been properly considered
 - The meeting with Rob Back concluded strengthening could be via the Main Modification process
- We emphasised the current state of the stadium is no reason to shy away from the issue

THE LOCAL PLAN

► The Inspector's Interim Report

“I heard evidence at the hearings about the potential redevelopment and loss of the Brandon or Coventry Stadium. Notwithstanding the current condition of the site, it is evident that the stadium was until recently in active use for speedway and stock car racing. In the light of this, the absence of a policy to safeguard existing sports and recreational buildings from being built on unless surplus to requirements or replaced elsewhere, in line with paragraph 74 of the NPPF, renders the Plan unsound. Such safeguards are in place for open space and community facilities in the borough, but not sports facilities. Accordingly, main modifications should be included to apply the tests in Policies HS3 and HS4 and their supporting text to sports facilities. This would also ensure that any planning application for the redevelopment of the Brandon Stadium could be assessed against evidence for its need, viability and alternative provision.”

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“I heard evidence at the hearings about the potential redevelopment and loss of the Brandon or Coventry Stadium. Notwithstanding the current condition of the site, it is evident that the stadium was until recently in active use for speedway and stock car racing. In the light of this, the absence of a policy to safeguard existing sports and recreational buildings from being built on unless surplus to requirements or replaced elsewhere, in line with paragraph 74 of the NPPF, renders the Plan unsound. Such safeguards are in place for open space and community facilities in the borough, but not sports facilities. **Accordingly, main modifications should be included to apply the tests in Policies HS3 and HS4 and their supporting text to sports facilities.** This would also ensure that any planning application for the redevelopment of the Brandon Stadium could be assessed against evidence for its need, viability and alternative provision.”

THE LOCAL PLAN

- ▶ We have responded by welcoming the Main Modifications
 - We have suggested further representations to strengthen the policy
 - HS4 amended but does not refer to the tests in Policy HS3, in particular paragraphs 8.11 and 8.12

THE LOCAL PLAN

- ▶ 8.11. Current inadequate profitability of a facility will not, however, be considered a sufficient reason in itself to merit its loss as the future potential of the premises as a local service or community facility could be made more viable or run in an alternative manner such as a social enterprise. On this basis, the Council must also be satisfied that there is no other interested party prepared to re-open the facility or that there is no scope for an alternative community use.
- ▶ 8.12. In terms of demonstrating that all reasonable efforts to secure a suitable alternative community re-use has been explored, applicants will firstly be expected to demonstrate that they have consulted the Parish and the Borough Council. The applicant will be expected to demonstrate that the premises has been marketed for a period of 12 months or a period agreed by the Local Planning Authority prior to application submission, before the Council will consider a change of use and the valuation attributed to the property should properly reflect its current use.

THE LOCAL PLAN

► Summary:

- Attempts by Brandon Estates to get redevelopment on the Local Plan failed
- Following the Public Examination, the Inspector declared the Local Plan 'Unsound', asking for modifications to Rugby Council policies to provide greater protection
- We welcome the modifications in so far as they go
- We await the Inspector's assessment of our further representations and final decision

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SPECULATIVE PLANNING APPLICATION

► Campaign Group Summary of Objections:

- The proposals are directly contrary to the provisions of the existing development plan and Rugby Borough Local Plan
- The housing proposals conflict with the Green Belt designation of the site
- The housing proposals are contrary to National Planning Policy which seeks to protect sports facilities from redevelopment
- 'Fixing our broken housing market' and 'Planning for growth' provide no grounds to support the housing proposals
- Brandon Stadium was, and remains, a viable use for the site

SPECULATIVE PLANNING APPLICATION

- Brandon Stadium remains the best site for Speedway and Stock Car Racing in Rugby Borough and the failure of the owners to secure the site is the reason for the condition of the stadium
- Brandon Stadium has a rich and long heritage going back to 1928 and should be treasured and protected
- Redevelopment would result in the destruction of one of the most important tourist attractions in Rugby Borough
- The applicants have failed to demonstrate the viability of their proposals
- The proposals are premature and should be considered through the Development Plan process
- The Sustainability Appraisal and background material is deficient and does not provide sufficient basis to support the new housing proposals

SPECULATIVE PLANNING APPLICATION

▶ NTS Viability document:

- This document originally withheld as 'confidential'
- Supposedly an 'Independent' report by Turleys
- We believe that so much of the report is inaccurate, misleading and untrue, it should be discounted

SPECULATIVE PLANNING APPLICATION

► NTS Viability document:

- 1.7 The subject premises comprises a **disused** greyhound racing and speedway / stock car motor racing circuit.
The Stadium had a maximum capacity of **5,000** people.
- 1.10 The subject premises were subject to acquisition by the applicant in November 2015 following a protracted marketing and negotiation period, which had first commenced in early 2013. It is understood that GVA received a total of 6 tenders. **All offers were submitted by parties who did not intend to continue to run the existing facility as a stadium** or offer any continuation of the exiting Speedway, Greyhound or Stock Car meetings. All parties interested in the property sought to redevelop the property for alternative uses.

SPECULATIVE PLANNING APPLICATION

The site is being sold by informal tender. Unconditional offers are invited for the freehold interest in the entire property with **vacant possession**. No trade is being sold or warranted.

Existing stands and terracing for circa **12,500** spectators.



For Sale

Brandon Stadium, Rugby Road, Brandon, Coventry CV8 3GJ



Thumbnail: Supply at 145 pixels wide, 142 pixels high			
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On the instructions of our client, we advise you of the above residential development opportunity. In summary the property comprises the following:-

- Site area extends to approximately 10.37 ha (25.62 acres) gross.
- Established Greyhound, Speedway and Stock Car Venue with associated facilities.
- Restaurant, main bar, cafe bar, betting office/tote, executive boxes, storage, workshops etc.
- Existing stands and terracing for circa 12,500 spectators.
- Re-use (or development) potential (Subject to Planning)

The site is being sold by Informal Tender. Unconditional offers are invited for the freehold interest in the entire property with vacant possession. No trade is being sold or warranted.

Offers should be submitted in writing to GVA no later than Friday 19 April 2013.

Contact:

Andrew Moss
T: 0121 609 8398
E: andrew.moss@gva.co.uk

Rachel Hill
T: 0121 609 8004
E: rachel.hill@gva.co.uk

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SPECULATIVE PLANNING APPLICATION

- 1.13 Following acquisition, the applicant agreed new leases with the existing tenants to allow operations and events to proceed unhindered for a period of 12 months (until late 2016). New lease/licence terms were offered to Coventry Speedway Limited (owners of Coventry Bees speedway team and racing licence holder) and Coventry Racing Club Limited (owners of Coventry Stox stock car/banger racing and associated licence holder) in mid-late 2016
- 1.13 However, the tenants did not agree lease (or licence) terms and the head-lease remained unsigned. Correspondence between the tenants and the applicant (as landlord) confirms that neither tenant was willing to meet the operational costs of Coventry Stadium in full or in equal part. As no lease was signed with tenants, Coventry Stadium closed in November 2016.

SPECULATIVE PLANNING APPLICATION

Brandon Estates press release (3rd Nov 2016)

Coventry Bees **have signed a new lease on Brandon Stadium**, following discussions earlier this year coordinated by Rugby Borough Council.

The new lease runs for one year from 1 January 2017 until October 2017, with the possibility of a further two years, subject to conditions. The lease would allow Coventry Bees and junior race meetings. Additional events would be subject to individual agreement.

Darren English, spokesman for the stadium owners, Brandon Estates Ltd, said:

“After concluding our discussions and negotiations we very pleased that the Bees will continue at Brandon until October 2017 with the possibility of a further two years, **subject to the long-term redevelopment of the site being settled.**”

SPECULATIVE PLANNING APPLICATION

1.18 The applicant has received several enquiries from parties interested in either acquiring or operating Coventry Stadium since its original purchase. The applicant has willingly engaged with these parties. Based on correspondence provided by the applicant, to date none of the parties seeking to re-use the facilities have demonstrated a credible business case or professional team to operate the stadium or have failed to provide suitable evidence of funds to either operate or acquire the subject site and premises.

SPECULATIVE PLANNING APPLICATION

“Our Clients are experienced enough and certainly pragmatic enough to know that the most likely outcome of a planning application is that it will be recommended for approval by the Planning Officers but then rejected by the Planning Committee. On Appeal to the Secretary of State it is almost certain that the application will be granted. I hope that this information helps you assess a value for the site. Our clients will carefully consider any offer that you make.”

“Under no circumstances will Brandon Estates permit Stock Car Racing to return to Brandon Stadium.”

“As previously intimated, and for the avoidance of doubt: Stock car racing will never be allowed to return to the Stadium.”

SPECULATIVE PLANNING APPLICATION

1.23 Despite the applicant undertaking significant works and incurring costs to secure the subject site, there have been repeated recorded occurrences of trespassing and further criminal damage to the premises over the course of 2017 to date. **Prior to the first break-in the applicant implemented additional security measures** including employment of on-site security staff, installation of security gates and digging of trenches to restrict vehicular access amongst a wider package of measures.

SPECULATIVE PLANNING APPLICATION

- 1.27 Analysis of the published abbreviated accounts for Coventry Speedway Limited confirms that **liabilities have consistently exceeded assets in each year of trading** with the business recording annual operating losses. **The company has not turned a profit in any year of trading since incorporation in 2011.**

SPECULATIVE PLANNING APPLICATION

- 1.23 Analysis of the most recent published abbreviated accounts for the businesses relevant to the subject premises confirms that **businesses owned by the former vendor**, and with registered addresses at the subject premises, **owe significant sums to creditors** or have liabilities significantly in excess of assets and appear in financial distress.

SPECULATIVE PLANNING APPLICATION

1.31 Turley has not been provided with management accounts of Coventry Stadium, and hence the trading performance cannot be determined definitively. Some revenue and operating cost information has, however, been provided to the applicant by the former vendor to inform lease negotiations. Supplementary information has also been provided by Coventry Speedway Limited, which traded from the premises for five years.

SPECULATIVE PLANNING APPLICATION

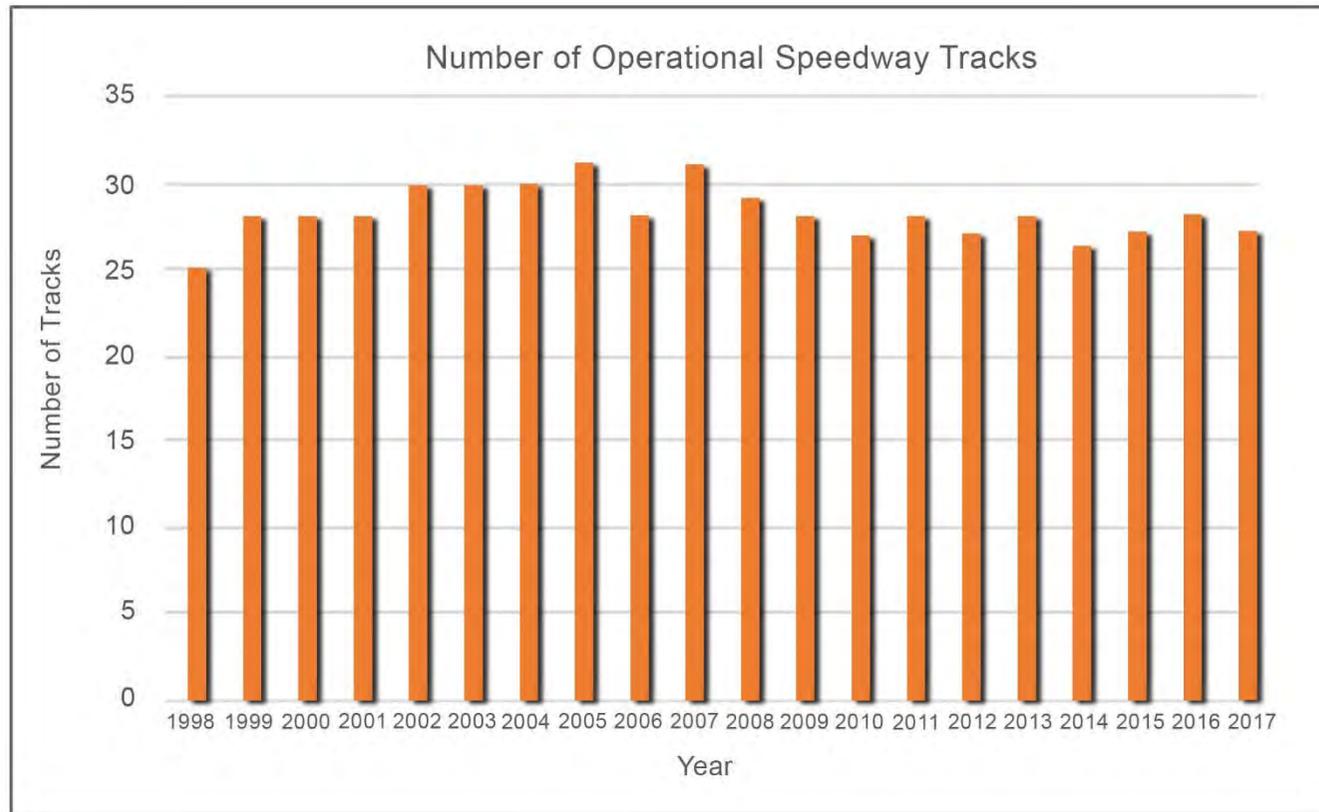
1.37 Moreover, there are no licence holders willing to hold motor racing events at the stadium, and there is no active greyhound racing licence, which leaves Coventry Stadium without a business case for reopening or operational purpose.

SPECULATIVE PLANNING APPLICATION

6.35 It is submitted that the buildings are surplus to requirements. The Viability Assessment confirms that the challenges and general decline in the speedway, stock car and greyhound sector has led to a **substantial number of closures** of stadia nationally, with financial difficulties in the face of falling attendances and revenues the primary driver cited. In order to share the operational costs, it is common that stock car race grounds are used for other sports including speedway and greyhound racing.

SPECULATIVE PLANNING APPLICATION

Appendix 5



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SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

- 1.3 This report supports the planning application submission and **seeks to make the case that Coventry Stadium is surplus to requirements** in line with National Planning Policy (NPPF).

Desktop analysis of stadiums within 60 minute drive of Brandon

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

In our telephone conversation you stated that we had satisfactorily demonstrated that there was alternative provision for the previous speedway use on the site but that you required details regarding possible alternative provision for the previous stockcar use on the site.

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

- 1.15 In mid-2016 negotiations between the applicant and Coventry Racing Club Limited ensued with respect to agreeing a new lease for 2017 onwards. .
- 1.17 Instead, Coventry Racing Club Limited confirmed the intention to move stock car racing to alternative venues from 2017 onwards. As Coventry Racing Club Limited is the licence holder for stock car racing across a 30-mile radius from Coventry Stadium, this would prevent licenced stock car racing from being held at Coventry Stadium.
- 1.18 During 2017 the Coventry Stox held their events at Stoke stadium and shared the facilities.

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS

1.22 Based on review of the BriSCA fixture list there were approximately 10 UK stadiums that held BriSCA FI racing in 2017. Each stadium holds a varying number of meetings and fixtures throughout the season.

There is no principal stadium for the sport

SPECULATIVE PLANNING APPLICATION

NEW DOCUMENTS

1.24 We have therefore undertaken a review of stadiums within 70 miles of the site which could accommodate stock car racing. 70 miles has been chosen as this is the distance that the stockcar fans were travelling to at Stoke Stadium. This is as set out below:

- Stoke
- Perry Barr, Birmingham
- Beaumont Park, Leicester
- Birmingham Wheels
- Hednesford Hills Raceway
- Trent Raceway, Burton-on-Trent

It is considered therefore that there is possibility of alternative

1.25 provision at several sites within 70 miles of the site.

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

Speedway Stadiums

Site Name	Range (Mins)	Local Authority	Comments
Beaumont Park Leicester	30	Leicester City Council	No restrictions on use
Perry Barr Birmingham	45	B'ham City Council	Speedway shale track, also stock cars & dogs
Monmore Green Wolverhampton	60	W'hampton City Council	Speedway and dogs

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

Speedway Stadiums – Brandon Estates' Analysis

Region	Stadiums	Stadium per Population
South East	5	1 per 1,816,165
London	0	0
North West	2	1 per 3,629,313
East	6	1 per 1,028,027
West Midlands	4	1 per 1,465,176
South West	5	1 per 1,111,863
York / Humber	2	1 per 2,725,065
East Midlands	4	1 per 1,192,916
North East	2	1 per 1,322,363

West Midlands relatively good in 4th Place

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

Stock Car Stadiums

Site Name	Range (Mins)	Local Authority	Comments
Perry Barr Birmingham	45	B'ham City Council	Speedway shale track, also stock cars & dogs
Birmingham Wheels	48	B'ham City Council	Tarmac track, stock cars & karts. Previously speedway
Brafield Northampton	48	South N'hampton Council	Tarmac track. Past use as speedway
Hednesford Hills Cannocj	60	Cannock Chase Council	

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

Stock Car Stadiums – Brandon Estates' Analysis

Region	Stadiums	Stadium per Population
South East	2	1 per 4,540,412
London	0	0
North West	1	1 per 7,258,627
East	4	1 per 1,542,108
West Midlands	4	1 per 1,465,176
South West	3	1 per 1,853,105
York / Humber	1	1 per 5,450,130
East Midlands	3	1 per 1,590,555
North East	1	1 per 2,644,727

West Midlands best compared to other regions in 1st Place

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

3.6 As suggested above, relative supply is only a useful indicator in terms of benchmarking local provision alongside other similar areas. As can be seen from the table 3.3 above, Speedway provision for the West Midlands region is relatively good compared to other regions (in 4th place in the region). With regards to stock car provision in the West Midlands is the best compared to other regions (1st). Therefore, residents in the West Midlands regions have a relatively good access to speedway and stock car tracks.

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

3.14 It has not been possible to ascertain the precise availability of all stadiums in the area. No detailed data on availability has been researched because of the commercial nature of such information. However, it does appear that multiple uses of stadiums is beneficial to stadiums to ensure their long term viability. This suggests that a stadium may welcome using any spare capacity they have to help ensure the long-term future of their stadiums and clubs

SPECULATIVE PLANNING APPLICATION

NEW DOCUMENTS – NEEDS ASSESSMENT

4.2 Demand for any sport including speedway and stock car racing is affected by a number of factors:

- The characteristics of the local area and the propensity of the population to take part in the sport
- The changing demographics and latent demand
- Initiatives by the governing bodies, to promote additional participation

SPECULATIVE PLANNING APPLICATION

NEW DOCUMENTS – NEEDS ASSESSMENT

4.2 Elsie and Arnold – ‘Retirement Home Singles’

Elsie & Arnold have very low participation in sport
82% have done no sport in the past four weeks, compared
with the average of 60% of all adults.

17% have participated in sport at least once a week, which is
consistent with other segments of that age (the average of
segments 17 to 19 is 12%).

A very small proportion have undertaken three sessions of
sport a week (5%), compared with 11% of the over 66 age
group.

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

- 5.1 This report sets out a needs assessment which is proportionate and clearly illustrates using the ANOG methodology that **there is sufficient quantity, accessibility and availability of provision of stadia** both now and in the future in the Coventry Stadium catchment.
- 5.1.1 This assessment therefore concludes that under paragraph 97A that there is adequate stadium provision in the area and the site can be released for development.

SPECULATIVE PLANNING APPLICATION NEW DOCUMENTS – NEEDS ASSESSMENT

The assessment does not provide any basis for these conclusions to be drawn.

- There are basic errors, misrepresentations of facts and an apparent total lack of understanding of the nature of the sports as a whole and the significance of Brandon Stadium to them.
- Brandon Estates have had an extended opportunity to demonstrate their case and have failed miserably.
- The only course of action is to reject their proposals for the redevelopment of Brandon Stadium.

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BRANDON & BRETTFORD NEIGHBOURHOOD PLAN

Published July 2018

Identifies Brandon Stadium as a 'Potential Development Site'

“As a long established and valued sports stadium, preference will be given to the continued use of the site either in whole or in part for sports purposes. Support will be given to proposals which would allow the site to remain in its current use as a sporting facility subject to acceptability with other policies in the Plan and to adopted Development Plan policies.

Redevelopment of part or all of the site will only be supported:

a. If the proposals are in accordance with the requirements of paragraph 74 in the NPPF.

b. to h.” - cover how redevelopment proposals should be dealt with.

BRANDON & BRETTFORD NEIGHBOURHOOD PLAN

Our response

Summary: The Save Brandon Stadium Campaign Group are broadly supportive of the Brandon and Bretford Neighbourhood Plan but have made a series of suggestions to strengthen the plan with the objective of securing the return of Speedway and Stock Car Racing.

These include:

Strategic Objectives: We suggest the addition of a new strategic objective on the following lines;

"To support the restoration of motorsports (Speedway and Stock Car Racing) to Brandon Stadium, or in the event of its redevelopment onto an alternative site within the Brandon & Bretford Neighbourhood Plan area."

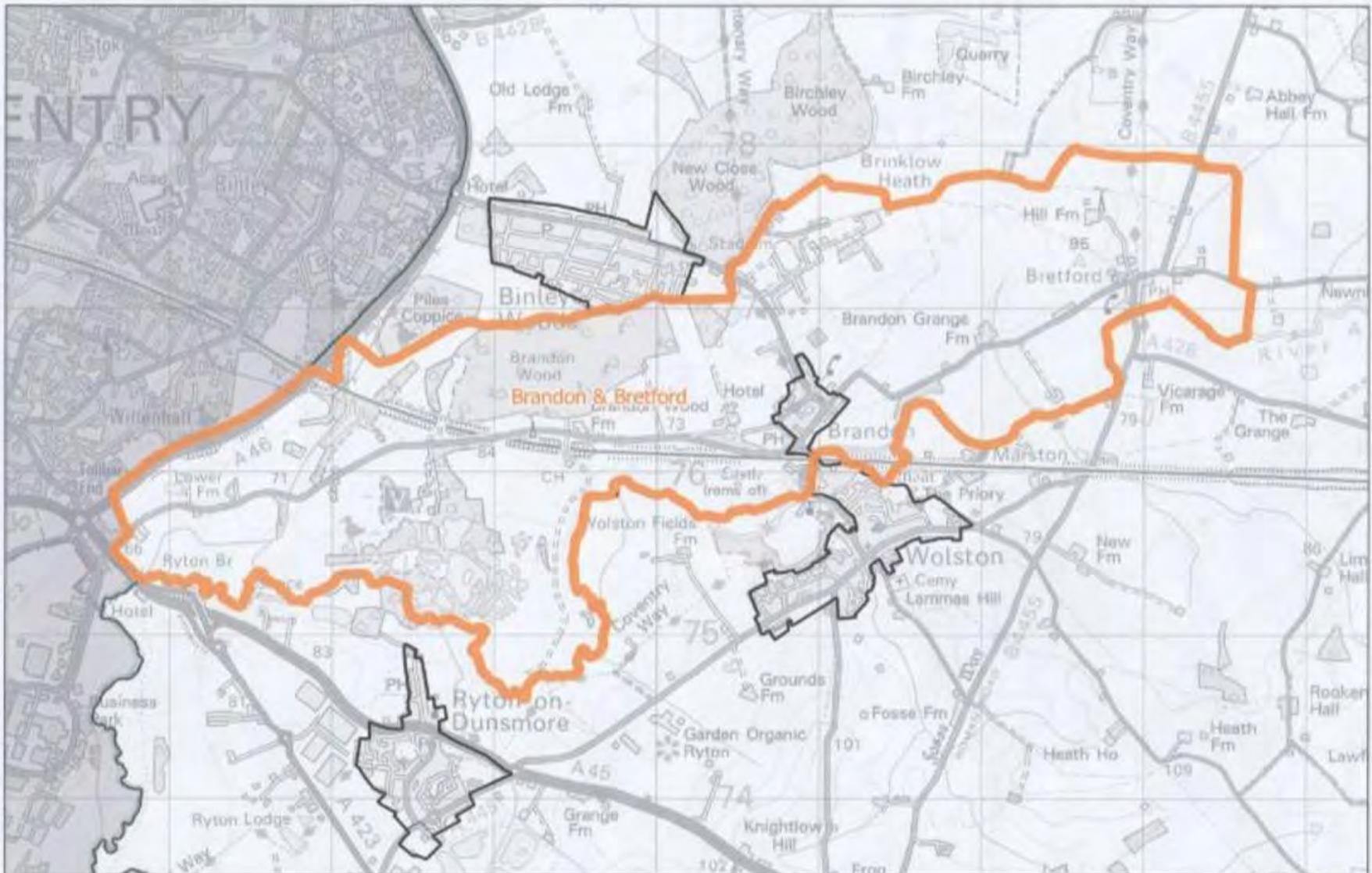
BRANDON & BRETTFORD NEIGHBOURHOOD PLAN

Our response

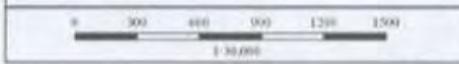
- Policy Part a. This needs strengthening to add, "No redevelopment proposals would be permitted until such time as replacement facilities for Speedway and Stock Car Racing are in-place in the local area. The developers would be expected to help identify and fund the replacement facilities and in the interim permit the reopening of the existing stadium."
- The Green Belt was designated when the stadium was operating demonstrating the suitability of the use as part of the Green Belt in this broad location. Should redevelopment of the existing site occur then it follows that development of a nearby replacement facility also within the Green Belt should be equally permissible.
- In suggesting that redevelopment of the existing stadium could happen then it should follow that the Neighbourhood Plan should identify a replacement site.

BRANDON & BRETTFORD NEIGHBOURHOOD PLAN

Brandon and Bretford Parish Boundary defining the area covered by the plan.



Brandon and Bretford Parish



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Questions

CONCLUSIONS & RECOMMENDATIONS

This meeting:

1. Endorses the ongoing activities of the Save Coventry & Stox Campaign Group including its representations on the Rugby Local Plan, Brandon Estate's planning application for residential redevelopment on the site of Brandon Stadium and the Brandon & Bretford Neighbourhood Plan
2. Calls on Rugby Borough Council to a) reject Brandon Estate's planning application and b) support reinstatement of Brandon Stadium for Speedway and Stock Car Racing at the earliest opportunity.
3. Confirms that the Coventry/Brandon Bees should race in the Rugby/Coventry area and that the relocation of the team to Leicester Speedway is not a realistic solution.